

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Engineering Comments will be available at the DRC Meeting.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: B&L communications.

Case #: 112-R-01

Date: 10-9-01

Comments:

- 1) Meeting required to discuss the proximity of this project to the port everglades tank farm. A survey will be required to show that the millions of gallons of gasoline stored south and east of your property will not pose a danger to this public occupancy planned here. The survey for the convention center approved many years ago proved that any major gasoline spill would flow away from that facility towards the river even if the containment walls were destroyed by an airplane losing power on departure from the air port. This is an event that could occur any time in a statistical sense.
- 2) Flow test required
- 3) Civil site plan required.
- 4) Fire lane and private main system required.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: B & L Communications

Case #: 112-R-01

Date: October 9, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: B & L Communications

Case #: 112-R-01

Date: 10/9/01

Comments:

No comments regarding the parking reduction.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Chris Barton
828-5849

Project Name: B & L Communications, Harbor Shops
Parking Reduction

Case #: 112-R-01

Date: October 9, 2001

Project Description : The request is for a parking reduction for a multi use retail plaza of undetermined size with general retail, restaurant (36, 604sf) and a grocery store(63,733sf) on a 19.11 acre site and an adjacent 2.02 acre associated site all located in the PEDD zoning district.

Comments:

1. This parking reduction request will require approval of the Planning and Zoning Board.
2. While ULDR Section 47-15.26 exempts this development proposal from site plan review, all other code provisions must still be met. Site plan review by the DRC is recommended to prevent possible delays during the building permit review process.
3. There are discrepancies in the total amount of buildings being proposed. The narrative provided indicates a total retail amount of 243, 650sf while the development data table indicates only 221, 500sf. A tally of the listed sizes of the retail buildings as shown on the drawings indicates a total of only 204,735sf. The 36,604sf shown for the four restaurant spaces is the same in all counts. Please verify the correct amount of space to be built before the amount of the parking reduction requested can be determined.
4. Should the building count be the lower of the three numbers, the total amount of parking required for the overall development with the 90 percent reduction for shopping centers will be 1,250 spaces. There is a discrepancy in the number of spaces being provided with the drawings showing 1,221 spaces but only 1,216 being listed in the Data Table. Given these counts, the drawings indicate only a shortage of 29 spaces or 2.3 percent. A greater reduction may be needed once the site design is further developed.
5. Develop the proposed plans to resolve these discrepancies so that the appropriate parking reduction request can be determined. Also, indicate if any of the retail spaces shown are anticipated to be used for any use other than retail or office/service such as smaller

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restaurants, grilles, lounges, or any uses listed in Section 47-15.22 that will require a different number of parking spaces than retail.

6. The building plans may need to be revised as it appears that some of the proposed spaces are substandard, some are backout onto S.E. 20th Street and the pedestrian passthroughs from the building fronts to the rear parking areas may need to be expanded and new connections developed for pedestrian circulation and public safety reasons. These revisions Discuss the backout spaces with the Zoning and the Engineering Representatives.
7. Discuss with the Engineering Representative the proposed access from and modifications to S.E. 10th Avenue. Indicate how service and delivery vehicles are to arrive at the site.
8. Discuss with the Engineering Representative the need for an area wide parking and traffic analysis to determine the impacts of the proposed development to vehicular circulation and existing parking demand. Provide information on the need for new or revisions to existing signage and traffic control signals within the area.
9. Indicate and dimension each of the required loading spaces on the drawings.
10. Provide a drawing that shows the proposed development within the context of all existing or approved structures within the area. The bounds of this area drawing should at a minimum be bounded by Miami Road to the west, S.E. 21st Street to the south, S.E. 16th Street to the north and S.E. 15th Avenue to the east and should also show all major structures, their current uses.
11. Provide ownership information for the adjacent parking area to the west of the main site and disclose the nature of any current obligations for parking or for any other use that this site may have on it. Should this parcel not be owned by the applicant, a cross access agreement must be provided prior the issuance of a building permit.
12. A Phase III Environmental Study for this site which was formerly occupied by fuel storage tanks is strongly recommended.
13. As per the stated response to items A.2 and B.3 of the narrative, provide a more detailed depiction of proposed improvements to Cordova Road and S.E. 18th Street and discuss with Engineering Representative. Show how Cordova Road will be improved to provide sidewalks out to S.E. 17th Street to provide pedestrian access to/from the area businesses and transit stops along that roadway. Indicate how similar pedestrian connections are to be provided out to S.E. 10th Ave. to the west.

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14. Provide a list of known or anticipated tenants with expected hours of operations to support the shared relationship as listed in items A.1, B.1 and B.2 of the narrative.
15. Discuss the proposed alternative to the parking reduction with the Zoning Representative. An interpretation regarding the proposed alternative may be needed from the Zoning Administrator. Should the interpretation agree with this position, there may be no need for a parking reduction, but a parking analysis to confirm this will be required.
16. Indicate if you have had any discussions with area transit officials or what provisions you are making for transit facilities within the proposed development. Show the nearest bus stops on the context plan asked for in comment no. 10.
17. Indicate if any existing public parking spaces will be affected by this proposal. If so, provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that will be displaced by this proposal.
18. Provide a copy of the most current recorded plat with all amendments, for the proposed site.
19. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
20. Additional comments may be forthcoming. The next available deadline for submittal to the Planning and Zoning Board is November 9 for the December 19 PZ meeting.

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Division: Police

Member: Robert Dodder
828-6421
Beeper 497-0628

Project Name: B&L Communications

Case #: 112-R-01

Date: 10/9/01

Comments:

No comment on the parking reduction request.

Those CPTED concerns which are presently not addressed, may be eliminated at that point in time when site plans are submitted.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: B & L Communications

Case #: 112-R-01

Date: 10/9/01

Comments:

1. Site plan level III review is required in accordance with section 47-20.3.A.3.
2. Discuss the requirement of an independent licensed engineer to review the reduction request with the City Engineer.
3. Additional comments maybe forthcoming at DRC meeting.